BILL GARRETT, Davidson County
Trans:T20130050228 DEEDWARR
Recvd: 06/14/13 11:54 2 pgs
Fees:13.00 Taxes:407.00

20130614-0061017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Kay Chandler, unmarried and Elizabeth Robin Chandler, unmarried	Same as new owner	07408005100
	(NAME)	
7009 Bonnavent Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Siegfried H. Stein and wife, Brenda E. Wallace Stein, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anita Kay Chandler, unmarried and Elizabeth Robin Chandler, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*joint tenants w/rights of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 800 ON THE PLAN OF HERMITAGE HILLS, SECTION 7, WHICH IS OF RECORD IN BOOK 3300, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SIEGFRIED H. STEIN AND BRENDA E. WALLACE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM PAMELA SIEMERS, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20040319-0031183, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BRENDA E. WALLACE NOW BEING BRENDA E. WALLACE STEIN.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7009 Bonnavent Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of June, 2013.

WARRANTY DEED
(Continued)

Siegfried H. Stein

Brenda E. Wallace Stein

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seigfried H. Stein and wife, Brenda E. Wallace Stein, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Foundation Title & Esrow
1550 North Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122